



BUNTON HILL
EWANFIELD, CRIEFF, PH7 3DA



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Irving Geddes are delighted to offer for sale this bright & spacious detached family villa occupying a mature residential area within the ever popular Perthshire town of Crieff. Enjoying an enviable location, a short stroll to the Crieff Hydro Hotel grounds and woodland walks of Knock Hill, and in easy reach of the town centre, Bunton Hill is set within c.0.4acre grounds and sits back from the road, enjoying much privacy and a superb south-west facing garden.

A well-proportioned & flexible layout over 2 floors, comprising on the ground floor, VESTIBULE, spacious L-shaped HALL with under-stair storage & large W.C. off, a generously sized triple-aspect LOUNGE, c.25ft in length & running the depth of the property, with an inset wood-burning stove & solid-wood flooring, DINING ROOM with double patio doors to rear, a modern BREAKFASTING KITCHEN with integrated appliances, & sizeable UTILITY/BOOT ROOM with built-in storage & external door.

The upper floor has an attractive open outlook to the rear and comprises a large STUDY landing with storage & hatch to partially floored attic, a FAMILY BATHROOM & FOUR DOUBLE BEDROOMS with built-in mirrored wardrobes, the MASTER with luxury EN-SUITE SHOWER ROOM. Planning approval also exists to extend the layout on the ground floor (detail available upon request). Warmth is provided by gas central heating & the property is fully double-glazed.

A notable feature are the large gardens which are ideally positioned to enjoy sun throughout the day. Mature trees provide privacy to the front, which has a large parking area, single attached garage with external store. There is an area of lawn and timber shed to the side. The excellent, fully-enclosed rear has an expanse of lawn, mature planting throughout, further timber shed, and a sunny paved patio extending the full width of the property, ideal for al fresco dining and entertaining.

Rarely available in this prime location, a modern family villa presented in move-in condition. Likely to have broad appeal with its spacious, versatile accommodation and beautiful garden grounds. Early interest is advised.





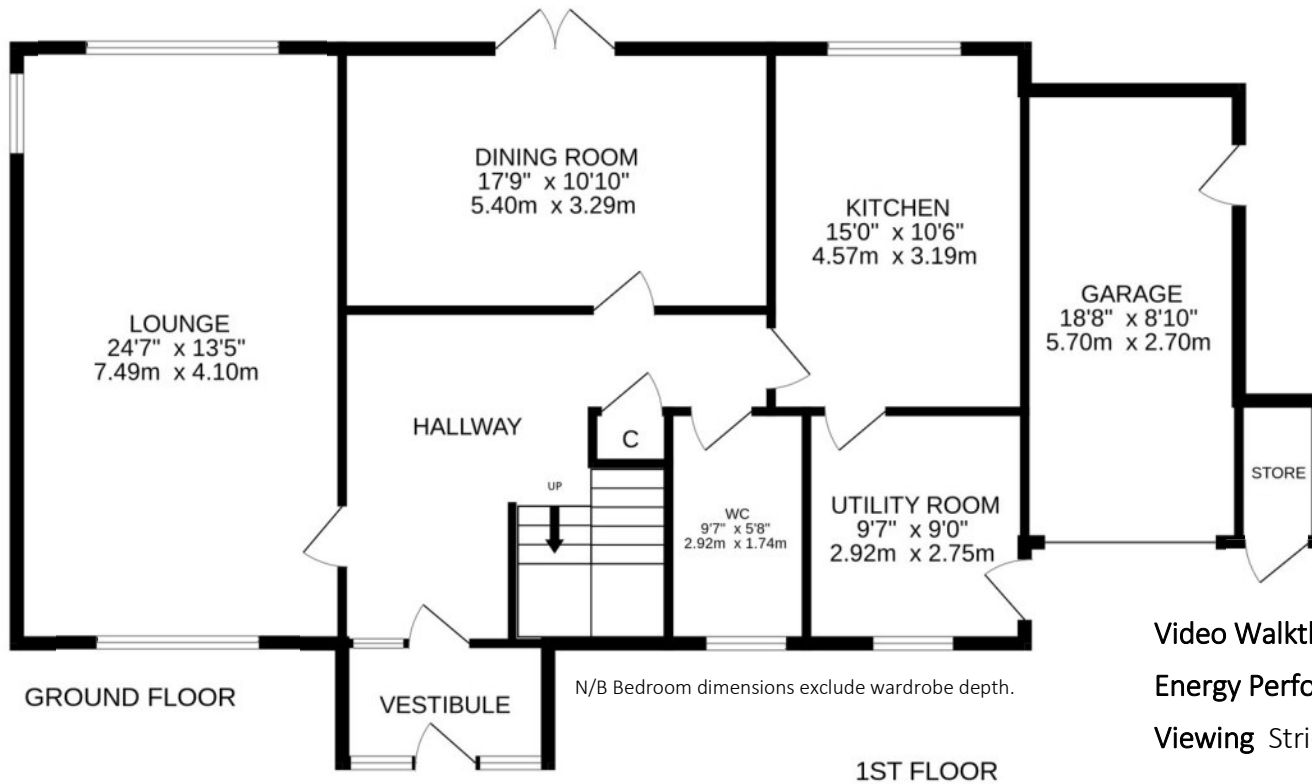








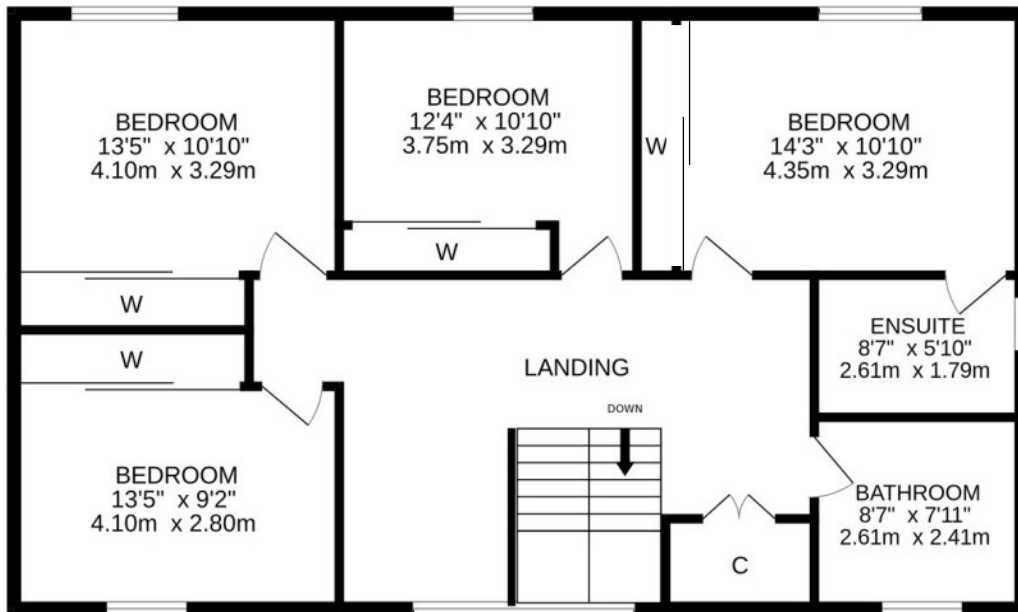




Video Walkthrough <https://my.matterport.com/show/?m=piz1aPe1KwH>

Energy Performance C Rated (70). Council Tax Band G

Viewing Strictly by appointment through Irving Geddes - 01764 653771.



These particulars are believed to be correct, but their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate only.

IrvingGeddes

W.S. • Solicitors • Estate Agents

Crieff

25 West High Street, PH7 4AU
Tel: 01764 653771

Crieff

14 Comrie Street, PH7 4AZ
Tel: 01764 653771

Comrie

1 Drummond Street, PH6 2DW
Tel: 01764 670325

Aberfeldy

6 The Square, PH15 2DD
Tel: 01887 822722

